Whitakers
Estate Agents









11 Kirkway, Kirk Ella, HU10 7ND

Offers In The Region Of £260,000

Whitakers Estate Agents are pleased to introduce this beautifully presented three-bedroom semi-detached property, established within the highly sought-after Kirk Ella area and ideally placed to take advantage of the well-regarded schools, local amenities and transport links the surrounding area has to offer.

Upon entry, the resident is greeted by a welcoming hallway with useful under-stairs storage, which follows through to the lounge and impressive open-plan kitchen and dining area. The lounge is centred around an attractive fireplace, while the contemporary fitted kitchen incorporates a range of integrated appliances together with a generous breakfast bar. The adjoining dining area provides ample space for a table and opens directly onto the rear garden, creating an excellent setting for both everyday living and entertaining.

The accommodation continues on the first floor, where there are two well-proportioned double bedrooms, a good third bedroom and a stylish family bathroom furnished with a three-piece suite including a ‘P’ shaped bath with shower.

Externally, the property benefits from off-street parking to the front aspect, with a side driveway providing access to the garage. The generously sized rear garden is partly laid to lawn and enhanced with an abundance of established planting and raised borders, while a substantial paved seating area with covered pergola provides an excellent space for outdoor entertaining.

Early viewing is recommended for first-time buyers, couples and young families seeking a well-presented home within this particularly desirable location.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking, and a side drive that extends towards the rear access.

Ground floor

Hallway



Composite double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard, and tiled flooring. Leading to :

Open plan lounge / kitchen / dining room



Lounge



UPVC double glazed window, central heating radiator, fireplace with tiled inset / hearth and surround, and laminate flooring.

Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob above, fridge-freezer, dish-washer and wine cooler.

Dining room



UPVC double glazed door and window, central heating radiator, and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 12'10" x 9'10" (3.93 x 3.00)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom two 10'10" x 9'10" (3.31 x 3.02)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom three 9'8" x 6'3" (2.95 x 1.93)

UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The generously sized rear garden is partly laid to lawn and enhanced with an abundance of established planting and raised borders, while a substantial paved seating area with covered pergola provides an excellent space for outdoor entertaining.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or

a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - KIK208011000
Council Tax band - C

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband -Basic 6 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

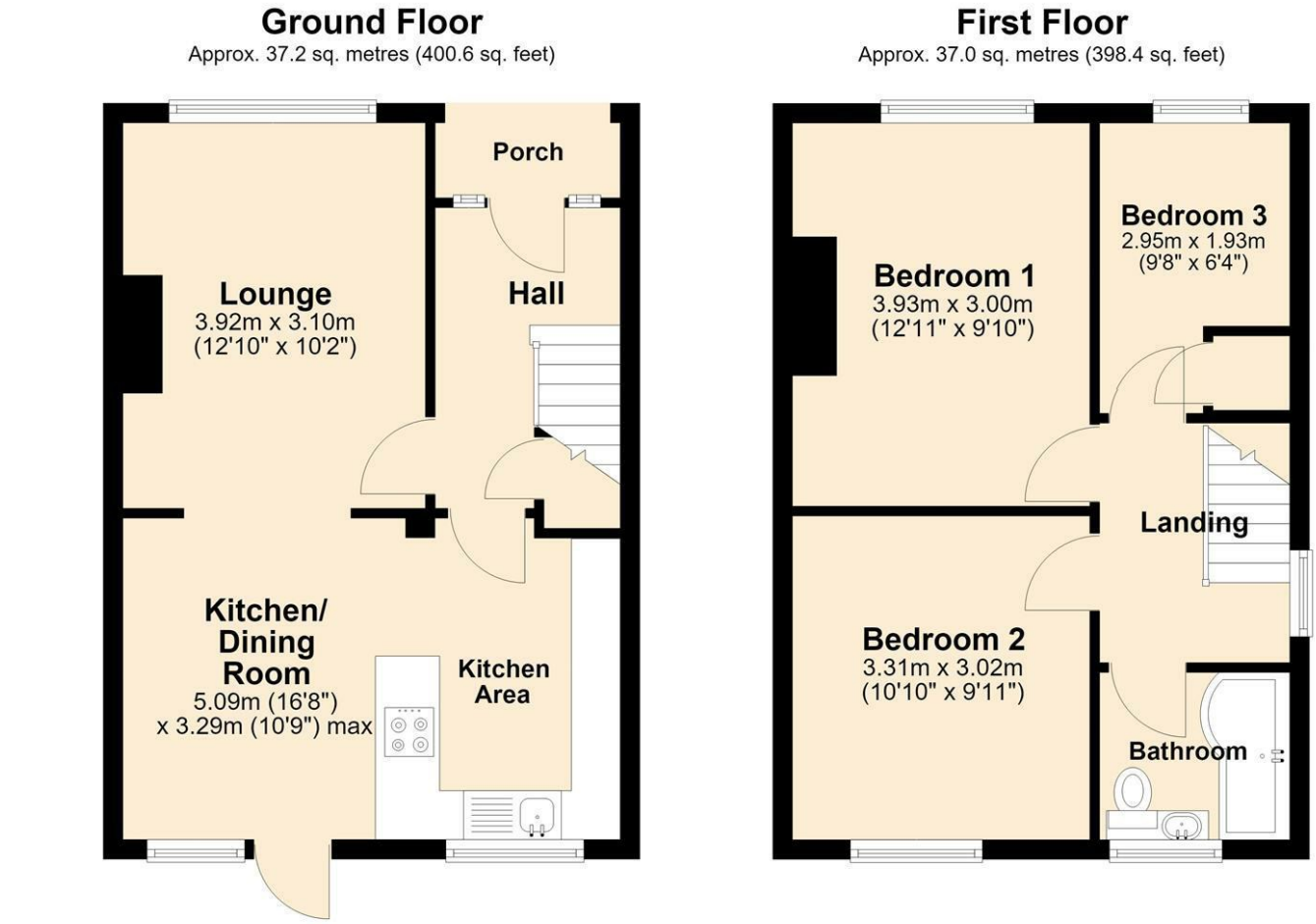
Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

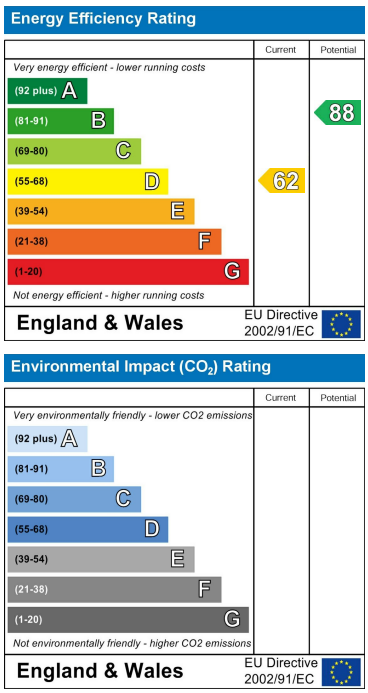


Total area: approx. 74.2 sq. metres (799.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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